

The Wethersfield Historic District Commission held a Public Hearing on December 8, 2015 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Douglas Ovian, Vice Chairperson
Chris Lyons
Jennifer Wolf
Daniel Bucknam, Alternate
Damian Cregeau, Alternate

Members Absent: Robert Garrey, Chairperson
Mark Raymond, Clerk
John Aforismo, Alternate

Also Present: Kristin Stearley, Historic District Coordinator
Linda Messina, Recording Secretary

Commissioner Ovian called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Raymond read the Legal Notice as it appeared in the *Rare Reminder* on November 26, 2015.

APPLICATION NO. 4454-15. Solar City seeks to install a solar panel system consisting of nine (9) roof mounted solar panels and related mechanicals at 19 Willard Street. (Tabled at the November 24, 2015 meeting. The last date to act is December 8, 2015.)

Michael Brigano, Regional Operations Manager, Solar City, 714 Brook Street, Rocky Hill, and Genesis Cornejo, Solar City, appeared before the Commission. New plans and photos were submitted. They moved the proposed inverter and conduit locations to the exterior rear of the house. The conduit will run under the soffit. There will be no conduit on the front or side of the house. The conduit has to have red metallic sticker that is reflective on the vertical sections per code. It will be placed every 10' on the conduit.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4458-15. James Ritter seeks to replace the existing garage doors with steel garage doors at 459 Main Street.

James Ritter, 459 Main Street, appeared before the Commission. A flyer from Sears was submitted. The doors are the Model 2000 Series. They have windows and colonial hardware. The doors are steel and will be painted to match the front/side doors.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application.

Patrick McGee, 79 Church Street, spoke in favor of the application.

Commissioner Ovian asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4459-15. Power Home Remodeling Group seeks to replace the existing wood windows and sliding glass door with vinyl windows and a sliding glass door at 4 Townhouse Lane.

Tyler Cote, 1069 Connecticut Avenue, Bridgeport, appeared before the Commission. Photos were submitted. A sample of the window was provided. They would like to replace the windows with white vinyl replacement windows. Six will be visible from the street. The unit is an end unit. There will be no grids in the windows to match existing. They are open to light division changes. The window is available with simulated divided light. A sample of the screen was provided. The sliding glass door will be a like for like change. It's a vinyl door now.

Commissioner Ovia asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4460-15. Stephen McGee seeks to retain the installation of a 31' ground mounted vertical antenna for an amateur radio station in the rear yard at 79-80 Church Street.

Sharon and Patrick McGee, 79 Church Street, appeared before the Commission. Stephen McGee has been a licensed ham radio operator as a hobby for years now. The antenna was installed to comply with the Wethersfield Zoning ordinances. Patrick installed the antenna himself. The antenna requires 25' of ground radio wire. The antenna can't be near any trees. The rear property line was the ideal spot for the location of the antenna. The antenna has guide wires and it is 31' high with a tilt mount for maintenance/service. They still have a horizontal antenna in the yard.

Commissioner Ovia asked whether there was anyone wishing to speak in favor or in opposition to this application.

James Ritter, 459 Main Street, asked a question about the application.

Commissioner Ovia asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4461-15. J.C. Tonnotti Window Company seeks to replace seven (7) existing wood horizontal 2/2 windows and bay window with Harvey vinyl Slimline windows in a 1/1 window pattern and to replace two (2) entry doors with Harvey Thurma-Tru fiberglass doors at 87 Harmund Place.

Kurt and Denise Griffith, 87 Harmund Place, and Kate Jean, 205 Bristol Street, Southington, appeared before the Commission. A sample window was provided. They would like to replace the windows in the front and the front and back doors. There are no light divisions currently. The replacement windows won't have any light divisions. The existing windows are wood windows that were installed sometime around 1960. There will be a bay window in the front by the window closest to the chimney. It will be the same dimensions as the picture window, but there will be no bevel. The picture window will be a Harvey Classic window. The side windows will be the Harvey Slimline windows. The current door has four lights. The replacement door has an oval and there are several other homes in their neighborhood with these doors. It's an undivided half-moon pattern. The side door has an internal blind between the windows.

Commissioner Ovia asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Wolf, seconded by Commissioner Lyons, and a poll of the Commission, it was voted to close the public hearing on all applications and to open the public meeting.

Aye: Ovian, Lyons, Wolf, Bucknam, Cregeau

APPLICATION NO. 4454-15. Solar City seeks to install a solar panel system consisting of nine (9) roof mounted solar panels and related mechanicals at 19 Willard Street. (Tabled at the November 24, 2015 meeting. The last date to act is December 8, 2015.)

Upon motion by Commissioner Wolf seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated that it is a wonderful progression from where they were.

Commissioner Wolf stated that they did an excellent job at responding to the concerns at the last meeting. She has no issues with it at all now.

Aye: Ovian, Lyons, Wolf, Bucknam, Cregeau

APPLICATION NO. 4458-15. James Ritter seeks to replace the existing garage doors with steel garage doors at 459 Main Street.

Upon motion by Commissioner Wolf seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated that his only concern is the shape of the windows. Sometimes the arched windows work really well and look appropriate and sometimes they don't. In this particular application, he thinks they will work. They are not true divided light and as a result they share all of the characteristics that aren't so successful about simulated or even grids between the glass in regular windows. They look more like inserts, but that's not uncommon in these doors. The addition of the hardware makes it work.

Commissioner Cregeau stated that it looks nice. It's interesting because you have the horizontal element and the curve. It's acting as a simulator.

Commissioner Lyons stated that the fact that it's going to be painted to match the existing doors ...

Commissioner Wolf stated that it's a straight sight line, but it's a distant sight line, so it works.

Aye: Ovian, Lyons, Wolf, Bucknam, Cregeau

APPLICATION NO. 4459-15. Power Home Remodeling Group seeks to replace the existing wood windows and sliding glass door with vinyl windows and a sliding glass door at 4 Townhouse Lane.

Upon motion by Commissioner Wolf seconded by Commissioner Lyons and a poll of the Commission, it was voted to TABLE the application.

Discussion

Commissioner Ovian stated that he'd be interested in having more information on where the whole complex might be going with a project like this, but he doesn't know that they can force the direction of the discussion. This is a complex and they are likely not to change all of the windows at the same time unless they all agree to do the upgrade. Choosing something that works in one unit may be the only way that they can successfully proceed without asking them to make a decision as a homeowner's association.

Commissioner Lyons stated that there is no uniformity in the units now.

Commissioner Wolf stated that she would like to know if a conversation could be had with either the condo association or the individual unit owners. Obviously, there's a reason why the windows are being replaced now and it is a costly undertaking so she imagines it's more than they want to increase their R value a little bit. She would like to direct it towards a better product with less of a bevel. She is married to the idea of having something uniform across the building. She doesn't think there is any harm in tabling it until the next meeting and seeing what information they can obtain. She has a concern that the PVC will buckle over time and maybe they need a clad product for the slider.

Commissioner Cregeau asked if every owner in the complex received notice of the proposed change.

Aye: Ovian, Lyons, Wolf, Bucknam, Cregeau

APPLICATION NO. 4460-15. Stephen McGee seeks to retain the installation of a 31' ground mounted vertical antenna for an amateur radio station in the rear yard at 79-80 Church Street.

Upon motion by Commissioner Wolf seconded by Commissioner Lyons and a poll of the Commission, it was voted to TABLE the application.

Discussion

Commissioner Ovian stated that this was installed without permission initially. The applicant showed good faith today that they would abide by any ruling they would make. He credits that fact that it's not on a roof.

Commissioner Wolf stated that having spoken with the applicants, she has a better understanding of what's required to make it work properly. The homeowner has given permission for the Commissioners to enter their property. There is a window of time for them to accomplish the project if it needs to be moved.

Commissioner Bucknam asked how far back would it need to be moved? They could use different versions of antenna – roof mounted, pole mounted, etc.

Commissioner Lyons stated that he asked if prior testing was used to see if it was in the best location. They are asked to participate in emergency broadcasts, but they are not official members of the broadcast system.

Aye: Ovian, Lyons, Wolf, Bucknam, Cregeau

APPLICATION NO. 4461-15. J.C. Tonnotti Window Company seeks to replace seven (7) existing wood horizontal 2/2 windows and bay window with Harvey vinyl Slimline windows in a 1/1 window pattern and to replace two (2) entry doors with Harvey Thurma-Tru fiberglass doors at 87 Harmund Place.

Upon motion by Commissioner Bucknam seconded by Commissioner Cregeau and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The bay window shall be a Harvey Classi vinyl window.

Discussion

Commissioner Ovian stated that it has not been uncommon for horizontal 2/2 windows to be replaced by 1/1 lights in the District. It's a look that still looks contemporary enough. As far as the windows go, he has seen the beveled replacement windows in a number of places in the District and because of their beveled nature they really don't replicate the look of a real window in any way because the bevel is there. They replicate the look of a storm window. Sometimes that's not too much of a drawback like in a mid-century ranch like this one. The door with the undivided light on the fan light is a very contemporary look. It's offset in some ways by the undivided windows. The contractor was very helpful.

Aye: Lyons, Bucknam, Cregeau

Nay: Ovian, Wolf

MINUTES OF NOVEMBER 24, 2015

Upon motion by Commissioner Lyons, seconded by Commissioner Wolf and a poll of the Commission, it was voted to APPROVE the minutes of the November 24, 2015 meeting as submitted.

Aye: Ovian, Lyons, Wolf, Bucknam, Cregeau

OTHER BUSINESS

Public Comments on General Matters of the Historic District

None.

Report of the Historic District Coordinator

Happy Holidays!

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Wolf, seconded by Commissioner Cregeau and a poll of the Commission, it was voted to ADJOURN the meeting at 9:28 PM.

Aye: Ovian, Lyons, Wolf, Bucknam, Cregeau

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Chris Lyons
- Clerk Pro Tem-